

# MEETING POSTING

## TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25  
All meeting **notices and agenda** must be filed and time stamped with the  
Town Clerk's Office and posted at least 48 hours prior to the meeting  
(excluding Saturdays, Sundays and Holidays)

|                                            |                                                                                                                                                                                                                                                              |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Committee/Board/s                          | FINANCE COMMITTEE                                                                                                                                                                                                                                            |
| Day, Date, and Time                        | TUESDAY, JANUARY 28, 2025 @ 4:00 PM                                                                                                                                                                                                                          |
| Location / Address                         | REMOTE PARTICIPATION VIA ZOOM<br>The meeting will be aired at a later time on the Town's Government TV<br>YouTube Channel<br><a href="https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA">https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA</a> |
| Signature of Chair or<br>Authorized Person | STEVEN HUNTER                                                                                                                                                                                                                                                |

**WARNING:** IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF  
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML  
STATUTE, NO MEETING MAY BE HELD!

### AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/81887110437?pwd=VuIkaBanE7kGUUnZpzHvPa2dEzaFyXJ.1>

Meeting ID: 818 8711 0437

Passcode: 498249

1. Call to Order
2. Approval of Agenda
3. Public Comment
4. Discussion, deliberation and potential motions for Citizen Warrant Article O – Real Estate Acquisition – 3, 5, 7, 9, South Shore Rd.
5. Discussion, deliberation and potential motions for Warrant Articles for Annual Town Meeting 2025
6. Committee Reports
7. Date of Next Meeting – Saturday, February 1, 2025 @ 8:00 AM (remote)
8. Other Business
9. Adjournment

0

3:09 pm  
11/18/24  
mH

## Citizen Warrant Article

### Primary Sponsor

Name: Meghan Blowacki  
Address: 2 Waydale  
Email: mparenting@me.com  
Phone #: 508 901 1505

Warrant Article Title: Collaborative Community Property

To see if the Town will vote to (may attach body of article on separate page):

See attached

; or otherwise act thereon.

To see if the town will vote to authorize the Town of Nantucket, acting through its Select Board, to acquire by purchase, gift or eminent domain, the land at 3, 5, 7, and 9 South Shore Road(Nantucket Assessors Map 67, Parcels 336, 336.9, 336.8, and 336.7), being 13 acres more or less, for the purposes of locating the new replacement Town-owned and town-operated nursing home Our Island Home; and for the purpose of locating a town developed affordable housing facility of 40 affordable units which the present private sector property owner has asserted that it is unable to build; and for the further purpose of locating two (2) athletic school playing fields; and finally to set aside land for open space and walking trails;

and to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute, a sum of money for the purposes of this acquisition, and to meet this appropriation that the Treasurer of the Town, with the approval of the Select Board be authorized to borrow, provided however, that any borrowing appropriation shall not take effect unless or until a debt exclusion ballot question is voted pursuant to Proposition Two and One Half,

or to take any other action related thereto.



# CITIZEN ARTICLE PETITION FORM

To see if the Town will vote to:

3:09 PM  
11/18/24  
MH

**SIGNERS' STATEMENT** We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

## INSTRUCTIONS TO SIGNERS:

Annual Town Meeting Citizen Warrant Articles require the signature of at least 10 registered voters.

Special Town Meeting Citizen Warrant Articles require the signature of at least 100 registered voters (or 10% of registered voters, whichever is the lesser number).

Your signature should be written as substantially as registered. If you are prevented by physical disability from writing you may authorize some person to write your name and residence in your presence.

|    | I                                                                                                                                             | II              | III       |           |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|-----------|
|    | C<br>Signatures to be made in person<br>with name substantially as<br>registered (except in case of<br>K physical disability as stated above) | Printed Name    | Ward<br>0 | Prec<br>1 |
| 1  | ✓ <i>[Signature]</i>                                                                                                                          | Meghan Glowacki |           |           |
| 2  | ✓ <i>[Signature]</i>                                                                                                                          | Leah N Davis    |           |           |
| 3  | ✓ <i>[Signature]</i>                                                                                                                          | Mac Davis       |           |           |
| 4  | ✓ <i>[Signature]</i>                                                                                                                          | Starr Rivard    |           |           |
| 5  | ✓ <i>[Signature]</i>                                                                                                                          | Mary P Jennings |           |           |
| 6  | ✓ <i>[Signature]</i>                                                                                                                          | NANTACK BARBER  |           |           |
| 7  | ✓ <i>[Signature]</i>                                                                                                                          | Sarah Kulk      |           |           |
| 8  |                                                                                                                                               |                 |           |           |
| 9  |                                                                                                                                               |                 |           |           |
| 10 |                                                                                                                                               |                 |           |           |
| 11 |                                                                                                                                               |                 |           |           |
| 12 |                                                                                                                                               |                 |           |           |
| 13 |                                                                                                                                               |                 |           |           |
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| 15 |                                                                                                                                               |                 |           |           |
| 16 |                                                                                                                                               |                 |           |           |
| 17 |                                                                                                                                               |                 |           |           |
| 18 |                                                                                                                                               |                 |           |           |
| 19 |                                                                                                                                               |                 |           |           |
| 20 |                                                                                                                                               |                 |           |           |

## Instructions to Registrars

You must time-stamp or write in date and time these papers are received. Check thus ✓ against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N= no such registered voter at that address.

S= unable to identify signature or address as that of voter because of form of signature or address, or illegible.

W= wrong district or community.

T= already signed this petition.

## Certification of signatures

We certify that ( 7 ) Seven signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

*Carolyn A. Gould*  
*Judith Woodynski*  
*Mary A. Holmes*



3:09 pm  
11/18/24  
mit

# CITIZEN ARTICLE PETITION FORM

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| I  |        | II                                                                                                                                     | III                  |           |           |                                      |
|----|--------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------|-----------|--------------------------------------|
|    | C<br>K | Signatures to be made in person<br>with name substantially as<br>registered (except in case of<br>physical disability as stated above) | Printed Name         | Ward<br>0 | Prec<br>1 | Now living at<br>(street and number) |
| 1  | ✓      | [Signature]                                                                                                                            | Gillian M. [unclear] |           |           | 25 Kelly Rd                          |
| 2  | ✓      | [Signature]                                                                                                                            | CATHERINE COLLINS    |           |           | 17 Helene Dr                         |
| 3  | ✓      | [Signature]                                                                                                                            | Mercedith Lepore     |           |           | 87 Skyline Drive                     |
| 4  | ✓      | [Signature]                                                                                                                            | Matthew Peel         |           |           | 87 Skyline Dr                        |
| 5  | ✓      | [Signature]                                                                                                                            | Cathleen Lepore      |           |           | 48 Prospect St                       |
| 6  | ✓      | [Signature]                                                                                                                            | Theresa Williams     |           |           | 61 Poplar Rd                         |
| 7  | ✓      | [Signature]                                                                                                                            | ANNE DENEZ           |           |           | 5 Mill St.                           |
| 8  |        |                                                                                                                                        |                      |           |           |                                      |
| 9  |        |                                                                                                                                        |                      |           |           |                                      |
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| 19 |        |                                                                                                                                        |                      |           |           |                                      |
| 20 |        |                                                                                                                                        |                      |           |           |                                      |

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|                                                                                                                                                                                                           |                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Certification of signatures</b></p> <p>We certify that ( <u>5</u> ) <u>Five</u> signatures checked thus ✓ are names of voters of the Town of Nantucket and are qualified to sign this petition.</p> | <p>(at least three registrars' names must be signed or stamped below)</p> <p><i>[Signature]</i></p> <p><i>Judith Woodynski</i></p> <p><i>Carolyn A. Gould</i></p> <p>Registrars of Voters of the Town of Nantucket</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**TOWN OF NANTUCKET**  
**May 3, 2025, Annual Town Meeting**  
**Citizen Warrant Article Submissions**  
**Comments of Town Counsel**

| Article No. | Lead Petitioner | Article Description                                                                 | Comment                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------|-----------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                 |                                                                                     | from Town Counsel. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.                                                                                                                                                                                                                                                                                 |
| M           | David Visco     | General Bylaw Amendment: Sewer District Map Changes (Felcon Drive and Rachel Drive) | Approved as to form. Proposes to add 13 parcels on Rachel Dr., South Shore Road, and Felcon Drive to the Town Sewer District. All amendments to the Sewer District will require a two-thirds vote unless the Select Board recommends adoption.                                                                                                                                                                  |
| N           | David Visco     | Zoning Map Change – LUG-1 to VR (Rachel Drive)                                      | Approved as to form. Proposes to amend the zoning for 9 parcels on Rachel Drive and South Shore Road by changing them from LUG-1 to VR. This article should be referred to the Planning Board for a public hearing, and a report and recommendation.                                                                                                                                                            |
| O           | Meghan Glowacki | Real Estate Acquisition – 3,5,7, and 9 South Shore Dreive                           | Approved as to form but please refer to Town Counsel’s memorandum dated November 1, 2024, for the legal risks and concerns associated with the proposed taking, particularly under <u>Pheasant Ridge Association Limited Partnership v. Town of Burlington</u> , 399 Mass. 771, 777 (1986). Also, Town Meeting must appropriate sufficient funds before the taking may be conducted. In addition, the Town must |

**TOWN OF NANTUCKET**  
**May 3, 2025, Annual Town Meeting**  
**Citizen Warrant Article Submissions**  
**Comments of Town Counsel**

| Article No. | Lead Petitioner | Article Description                            | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------|-----------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                 |                                                | obtain at least one professional appraisal before taking the property. A positive vote, which will require a two-thirds vote, will only authorize the Select Board to take the property. Town Meeting cannot require the Select Board to take the property.                                                                                                                                                                                                                                |
| P           | Stephen Maury   | Zoning Map Amendment – 13A Woodland Dr.        | Proposes to amend a portion of 13 Woodland Drive by changing it from LUG-2 to R-20. This is similar to article 12 of 2024 STM with modifications. An analysis needs to be undertaken to determine whether this proposed amendment is subject to the repetitive zoning restrictions contained in G.L. c., 40A, §5 and will be subject to a separate opinion from Town Counsel. This article should be referred to the Planning Board for a public hearing, and a report and recommendation. |
| Q           | Stephen Maury   | Zoning Map Amendment – 13A and 13 Woodland Dr. | Proposes to amend the zoning for 13 and 13A Woodland Drive by changing it from R-20 to R10. An analysis needs to be undertaken to determine whether this proposed amendment is subject to the repetitive zoning restrictions contained in G.L. c., 40A, §5 and will be subject to a separate opinion from Town Counsel. This article should                                                                                                                                                |